



CITY of MEDINA
Planning Commission
Regular Meeting Minutes
February 8, 2024

Meeting Date: February 8, 2024

Meeting Time: 6:00 PM

Present: Nathan Case, Rick Grice, Paul Rose, Monica Russell, Bob Thompson, Andrew Dutton (Community Development Director), and Sarah Tome (Administrative Assistant)

Absent: Bruce Gold

Approval of Minutes

Mr. Rose made a motion to approve the minutes from January 11, 2024 as submitted.

The motion was seconded by Ms. Russell.

Vote:

Case Y Grice Y

Rose Y Russell Y

Thompson Y

Approved 5-0

Housing Council Appointment

Mr. Rose made a motion to retain Monica Russell as the Planning Commission's appointment to the City of Medina Housing Council.

The motion was seconded by Mr. Thompson.

Vote:

Grice Y Rose Y

Russell Y Thompson Y

Case Y

Approved 5-0

The Court Reporter swore in all attendees.

Applications

1. P24-04 Greg Alber 433 East Liberty Street TC-OV

Mr. Dutton stated that the property currently contained a 2,000 sq. ft. home and a 484 sq. ft. single car garage. He added that the application included:

- The construction of a 1,524 sq. ft. three-car garage with a side entry porch and rear storage area.
- The extension of an existing concrete drive area.
- The demolition of 484 sq. ft. one car garage.

Mr. Dutton stated that Section 1113.05(I)(2)(A)(7) of the Zoning Code indicated that the maximum size of detached accessory buildings was 720 sq. ft. or 10% of the rear yard area, not exceeding 1,032 sq. ft. He noted that the rear yard was large, therefore, the maximum detached accessory building size was 1,032 sq. ft. He noted that the proposed garage was 1,524 sq. ft. in area.

Mr. Dutton stated that, additionally, Section 1125.05 indicated that the maximum lot coverage in the R-3 zoning district was 60%. He added that lot coverage was the percentage of the lot covered by buildings, parking, drives, and other impervious surfaces. Mr. Dutton stated that the proposed project resulted in a lot coverage of 65%, which exceeded the maximum by 5%, or approximately 510 sq. ft. He added that the applicant had submitted a variance to these sections, which would be reviewed by the Board of Zoning Appeals.

Mr. Dutton stated that the existing home had a pitched roof, partial board and batten siding, and a third story dormer window. He added that the proposed garage would complement the existing structure and incorporated board and batten siding, a pitched roof with an upper floor window, craftsman style garage doors with windows, and an optional cupola.

Mr. Dutton stated that staff recommended approval of application P24,02, as submitted, with the condition that the project shall comply with Section 1125.05 regarding maximum lot coverage and Section 1113.05(I)(2)(A)(7) regarding detached accessory building size or a variance shall be approved by the Board of Zoning Appeals.

Present for the case was Judy Breckenbach, 433 East Liberty St.

Mr. Rose asked if the garage was intended for cars or if it would have another use. Ms. Breckenbach stated that the garage would be used for parking cars and storage. Mr. Rose asked about the amount of concrete proposed in the project. Ms. Breckenbach stated that they would be willing to move the garage to a point where the lot coverage would be 60%.

There was a discussion regarding water runoff.

Mr. Rose made a motion to approve application P24-02 with the condition that the applicant reduce the concrete footprint to comply with Section 1125.05 regarding maximum lot coverage.

Mr. Case seconded the motion.

Vote:

Rose Y Russell Y

Thompson Y Case Y

Grice Y

Approved 5-0

2. P21-08 & P23-04 Anthony Cerny 135 West Liberty Street SPA and CZC Extension

Mr. Dutton stated that the Site Plan application had been approved for a four-story mixed use building in April of 2021. He noted that, on March 11, 2022, an extension had been granted by the Commission, which required that permits be obtained and construction commence by April 8, 2023 and completed by April 8, 2024. In addition, Mr. Dutton stated that on March 9, 2023, the plans had been revised and an extension had been granted by the Board requiring that permits be obtained and construction commence by April 8, 2024. He added that the applicant had requested another extension for the project, requiring that construction commence by April 8, 2023 and be completed by April 8, 2026.

Mr. Dutton stated that, in March of 2023, the Planning Commission had issued Conditional Zoning Certificate approval for first-floor residential units at 135 West Liberty Street. He noted that, per Section 1109.02(f), the conditional use must commence within one year of Conditional Zoning Certificate approval. Mr. Dutton stated that the applicant has requested to extend the approval to March 9, 2026, as the use did not commence until the building was constructed.

Present for the case was Tony Cerny of Architectural Design Studios, 620 East Smith Road.

Paul Rose stated that he understood that there was paperwork that needed to be signed by the company building this structure and the CIC, with a due diligence period that ended at the end of February. He added that there was also a document that needed to be signed with the Medina County Port Authority. Mr. Cerny stated that the documents were not under his purview. Paul Rose stated that he felt an extension until 2025 was too long for the project. Mr. Cerny stated that they were asking for the additional time in case they would not make the April 8, 2024 deadline. Paul Rose stated that he thought the Commission should grant the extension for three months, until July 8, 2024.

There was a discussion as to the history of the project, and the responsibilities of the entities involved. Mr. Dutton noted that the property in question was owned by the CIC, which was a separate entity and was not the City of Medina.

Paul Rose made a motion to approve the extension to application P21-08 until July 8, 2024.

Mr. Thompson seconded the motion.

Mr. Feron stated that the building would look similar to the barn that had originally been on the site. Mr. Feron noted that, in regards to parking, the Historical Society had agreements with nearby businesses to use their parking lots for overflow parking during events.

Adjournment

Having no further business, the meeting was adjourned.

Respectfully submitted,

Sarah Tome

Rick Grice, Chairman